

MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telephone No.2502318

OFFICE OF REGISTRAR OF TITLES,
ZONAL LAND REGISTRY,
P.O.BOX 2984,
MBEYA.

Ref. No.LR/1937-MBYUR/13 May 2014

REGISTERED POST:

RE: THE LAND REGISTRATION ORDINANCE (CAP 334)

TRANSFER OF A PL
CT No 1937-MBYUR

I have the honour to refer to your letter No. 125/9590 dated 6-5-2014 with enclosures herein.

I forward herewith Title No. 1937-MBYUR to above mentioned deed having been registered on 6-5-2014 under FD No. 19211-MBYUR

Please acknowledge receipt of the enclosures hereto of the enclosures hereto.

I have the honour to be Sir,
Your Obedient Servant,

PRINCIPAL ASSISTANT REGISTRAR OF TITLES.

Enclosures:

To:

C.C:

1) CT No 1937-MBYUR
2) Copy of transfer deed
3) Copy of Land claim no 2983
4) Copy of spouses consent
MOTAHMED SAUM ~~ARB1~~
P o box 1481
IRINGA

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)


Date of Issue:

Title Number: 1937-MBYLR

Land Office Number: 95725

Land: PLOT NO. 185 BLOCK INDUSTRIAL AREA KIBWABWA IRINGA MUNICIPALITY

Term: THIRTY THREE YEARS

TITLE NO. 1937-MBYLR
 Land Form **38 B**
 REGISTERED 2-7-1991
 AT 2/4/99

 M. M. M. M. M.
 Registrar of Lands, Iringa

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 10,400 ID. NO. 95225
 and Revenue Receipt No. 921496
 of 20-4-1987 Issued.
 M. M. M. M. M.
 Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 3400 Paid
 on original Receipt No. 921496
 of 20-4-1987
 M. M. M. M. M.
 Stamp Duty Officer

(section 9 of the Land Ordinance)
 The 28th day of
September
 nine hundred and ninety
 TITLE NO. 1937-MBYLR

THIS IS TO CERTIFY that SAJU-MOHAMMAD PAZIL OF P.O. BOX 303, IRINGA (hereinafter called "the Occupier") is entitled to a Right of Occupancy (hereinafter called "the Right") in and over the Land described in the Schedule hereto (hereinafter called "the Land") for a term of thirty three years from the first day of January One thousand nine hundred and hundred and eighty eight according to the true intent and meaning of the Land Ordinance and subject to the provisions thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 1989, shall thereafter pay rent of Shillings six thousand eight hundred and fifteen only (Shs.6815/-) a year in advance on the first day of July in every year of the term without any deduction PROVIDED that the rent may be revised by the Minister for the time being responsible for lands (hereinafter called "the Minister") on the first day of July in each of the years 1998, 2008 and 2018 or within three years thereafter in each case.
2. The Occupier shall:-
 - (i) Erect on the land buildings (hereinafter called "the buildings") in permanent materials designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by the Iringa Municipal Council (hereinafter called "the Authority");
 - (ii) By the thirtieth day of June, 1988, submit to the Authority such plans for the buildings (including block plans showing the position of the buildings) and such drawings, elevations and specifications of them as will satisfy the Authority and as are in accordance with the building condition in sub-paragraph (i) above which said plans and specifications shall be submitted in triplicate
 - (iii) Within six months from the date of notification by the Authority of approval of the plans and specifications referred to in sub-paragraph (ii) above begin building on the land in accordance with such plans and specifications;
 - (iv) Complete the buildings according to the plans and specifications so that they are ready for use and occupation by the thirty first day of December 1990;
 - (v) At all times during the term after the thirty first day of December 1990; have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Commissioner for lands (hereinafter called "the Commissioner");

- (vi) Not erect or commence to erect on the land any building except in accordance with building plans and specifications which shall have been first approved by the Authority as hereinbefore provided;
- (vii) Be responsible for the protection of all beacons on the land throughout the term of the Right. Missing beacons will have to be re-established at any time at the Occupier's expenses as assessed by the Commissioner for Surveys and Mapping.

Approval of plans of any building by the Authority shall imply that the construction of such a building will satisfy the Occupier's obligation under the conditions of the Right and shall not imply waiver of modification of any condition in the Right.

3. (i) The Occupier shall not subdivide the land or assign, sub-let or otherwise dispose of or deal with the whole or any part of it or of any building on it without the previous written consent of the Commissioner PROVIDED that after condition 2 (iv) has been complied with by the Occupier the consent of the Commissioner shall not be necessary:- to a sub-letting of the whole of the land or of the whole or any part of any building on it where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right.

(ii) Occupation or use of the whole or any part of the land of buildings on it by any person other than the Occupier or his employees agents contractors or members of the household shall be deemed a dealing with the land or buildings.

4. Except as hereinbefore provided the Commissioner shall have an absolute discretion to give or withhold consent under condition 3 (i). Any dealing or agreement (other than a mortgage or charge) entered into before compliance with condition 2 (iv) will not receive consent except in special circumstances of which the Commissioner shall be the sole judge.

5. The Occupier shall further:-

- (i) make and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority;
- (ii) make and keep all the buildings on the land rat-proof and carry out such measures as Medical Officers of Health for the Authority may require for this purposes;
- (iii) provide and maintain on the land such ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health;

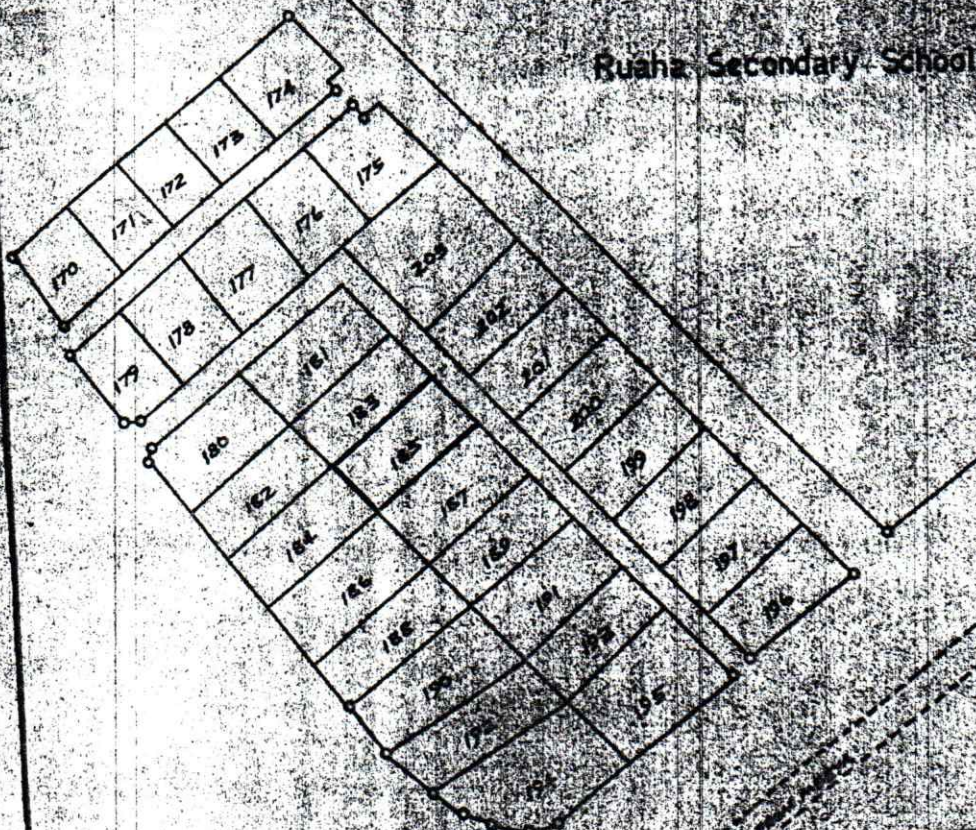
6. The Occupier shall pay to the Minister on demand made by the Commissioner on his behalf:-

- (i) any further fees or stamp duties which may be discovered to be payable by the Occupier in connection with the Right;



IRINGA MUNICIPALITY

Location: KIBWABWA
Block: INDUSTRIAL AREA
Plot No: 185
L.O No: 85723
Area: 5000 SQM.



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The issue of this plan implies no guarantee
or admission of title by the Government

Registered at Records with Registered Plan No 21852
for the purposes of the Land Registration
Act of 1962 and the Land Registration
Act of 1963. The Survey and Mapping
Department, Iringa.

- (ii) an amount equal to any contribution in lieu of rates which may be payable by Government for the land during the term of the Right;
- (iii) such sum as the Commissioner shall assess as a proper share payable for the land of the cost of making up the road or improvement of same upon which the land fronts, abuts or adjoins, whether such demand is made before during or after such making or improvement thereof. This condition does not oblige the Government to make or improve roads.

7. The Land and the buildings to be erected thereon shall be used for Service Industrial (Garage) purposes only Use Group 'N' Use Classes (a) as defined in the Town and Country Planning (Use Classes) Regulations, 1960.

8. The President may revoke the Right for good cause and in public interest.

SCHEDULE

All that land known as Plot No. 185 Block Industrial Area Kibwabwa Iringa Municipality containing five thousand (5000) square metres shown for identification only edged red on the plan attached to this certificate and defined on the registered survey plan number 21809 deposited at the Office of the Commissioner for Surveys and Mapping at Dar es Salaam.

GIVEN under my hand and seal and by Order of the Minister the day and year first above written.

Cliff

COMMISSIONER FOR LANDS

I, the within named TAJU-MOHAMED FAMIL hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

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